BK 2689

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00) -

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cash in hand paid Bernice E. Orchard, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Bernice E. Orchard of an indebtedness in the amount of $8281.92 due First Federal Savings & Loan Ass'N. of Nashville, as evidenced by a deed of trust executed by Charles C. Tinsley and wife, to Louis R. Linx, Trustee, of record in Book 2560, page 525, R.O.D.C.Tennessee,

I, Charles C. Tinsley, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Bernice E. Orchard to her sole and separate use, free from the debts, contracts, or marital rights of her present or any future husband, with full power vested in her to sell, mortgage, transfer or otherwise convey, as if she were a feme sole,

her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 17 of Block "C" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said Lot 17 fronts 75 feet on the northerly side of Auburn Lane and runs back between lines 193.8 feet on the easterly line and 203.4 feet on the westerly line to the center line of a branch on which it measures 75.6 feet.

Being the same property conveyed to Charles C. Tinsley and wife, Dorothy S. Tinsley by deed from W. S. Walker, Trustee, of record in Book 1513, page 366, said Register's Office, the said Dorothy S. Tinsley having since died.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernice E. Orchard,

her **heirs and assigns, forever.**

And we **do covenant with the said** Bernice E. Orchard

that I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except as hereinabove referred to and taxes for 1957 which have been prorated and are assumed by the grantee herein.

And I, Charles C. Tinsley

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bernice E. Orchard

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 11th **day of** July 19 57.

Charles C. Tinsley
Charles C. Tinsley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, RAY G. MARTIN **, a Notary Public in and for said County and State, the within named** Charles C. Tinsley

the bargainor, with whom I am personally acquainted, and who acknowledged that he **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville**, Tennessee, this** 11th **day of** July 19 57

Commission expires July 23, 1958

Ray G. Martin
Notary Public

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